

Indianapolis 2002 Action Plan



EXECUTIVE SUMMARY

The City of Indianapolis' 2000-2004 Consolidated Plan identifies housing and community development needs and establishes goals to be accomplished through four United States Department of Housing and Urban Development (HUD) entitlement programs administered by the Department of Metropolitan Development, which include the Community Development Block Grant (CDBG), the Home Investment Partnerships Program (HOME), the Emergency Shelter Grant (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). Each year the Consolidated Plan is updated through an Annual Action Plan, which identifies the City's implementation and administration plans for these entitlement programs.

In 2002, the City anticipates receiving approximately \$18 million for these entitlement programs. This 2002 Action Plan presents the City's strategy for allocating entitlement dollars to activities that will assist in achieving the goals set forth in the 2000-2004 Consolidated Plan. The table below highlights the Consolidated Plan goals and estimates the accomplishments to be reached by undertaking the activities proposed in this Plan.

Goal	Strategies	2002 Benchmarks	2002 Proposed Investment
Preserve Homeownership	<ul style="list-style-type: none"> Rehabilitate owner-occupied homes 	<ul style="list-style-type: none"> 244 units repaired 	\$3,160,000
Increase Homeownership	<ul style="list-style-type: none"> Acquire and rehabilitate units for sale Create new units for sale Provide direct homeownership assistance 	<ul style="list-style-type: none"> 37 units rehabilitated 125 units created 43 homebuyers assisted 	\$3,294,000
Increase Supply of Viable Rental Housing	<ul style="list-style-type: none"> Rehabilitate multi-family rental housing. Provide gap financing for low-income housing tax credit projects. 	<ul style="list-style-type: none"> 100 rental units rehabilitated / created 	\$2,669,400
Eliminate Unsafe Buildings & Sites	<ul style="list-style-type: none"> Improve, demolish and / or secure unsafe buildings. 	<ul style="list-style-type: none"> 3,400 buildings addressed. 	\$2,150,000
Support Capital & Enterprise Development	<ul style="list-style-type: none"> Support economic development initiatives. 	<ul style="list-style-type: none"> 75 jobs created. 	\$1,000,000
Aid Supportive Service Activities	<ul style="list-style-type: none"> Assist organizations providing senior, youth, employment, and other supportive services. 	<ul style="list-style-type: none"> 5,500 people served 	\$1,352,500
Support Special Needs Housing	<ul style="list-style-type: none"> Provide operating and rehabilitation assistance for homeless facilities. Provide short-term rent and utility assistance. 	<ul style="list-style-type: none"> 9,000 people served. 750 individuals assisted 	\$1,028,630
Support Neighborhood Empowerment	<ul style="list-style-type: none"> Provide capacity building assistance to neighborhood organizations in targeted areas. 	<ul style="list-style-type: none"> Support local Weed-N-Seed efforts 	\$320,000

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The 2000-2004 Consolidated Plan groups these goals and strategies into two major themes for community development in Indianapolis- Building Stronger Neighborhoods and Family Self-Sufficiency. The Building Stronger Neighborhood theme is associated with preserving homeownership, increasing homeownership, creating affordable rental units, addressing unsafe buildings and other related activities that contribute to neighborhood revitalization. The second theme, Family Self-Sufficiency, identifies the supportive services necessary for individuals to build economic independence.

Building Stronger Neighborhoods

Housing continues to be the highest priority for these entitlement programs. In 2002, the City will invest more than \$9 million in housing activities such as: homeowner repair, creating new opportunities for homeownership, and creating and rehabilitating affordable rental housing. This will be achieved, primarily, by Community Development Corporations. Also, the City anticipates building new homes in Fall Creek Place in 2002.

This Plan includes \$3.1 million to provide housing repairs to 244 units owned and occupied by households earning less than 80 percent of the area median family income. The City will provide CDBG funds to Community Development Corporations to provide the following types of repairs: roof replacement, new furnace installation, window replacement, and other repairs necessary to maintain a suitable living condition. These types of repairs will ensure that individuals, particularly the elderly, are able to remain in their homes.

Another strategy to building stronger neighborhoods is to create new homeownership opportunities. In 2002, HOME funds will be awarded to Community Development Corporations to build new houses and to acquire and rehabilitate vacant structures to be sold to low-income families. In addition, the City will create 93 new homeownership opportunities in Fall Creek Place. Thirty-seven vacant structures will be acquired and rehabilitated by Community Development Corporations, which will be sold to low-income homebuyers. Finally, CDBG and HOME funds will be awarded to the Indianapolis Neighborhood Housing Partnership to provide direct homeownership assistance such as down payment assistance or mortgage subsidy to 43 low-income homebuyers.

Finally, the City will invest more than \$2.6 million of HOME funds to create new affordable rental units in Marion County. The 2000-2004 Consolidated Plan identifies rental housing affordable to extremely low-income families as a high priority. In addition to the above mentioned housing activities, the City will provide funding to the following activities that will also contribute to stronger neighborhoods: economic development, neighborhood empowerment, and addressing vacant unsafe structures.

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Family Self-Sufficiency

While creating and maintaining quality affordable housing remains the cornerstone of the City's strategy to building stronger neighborhoods, other services must be made available either separately or in tandem so that individuals and families in need may attain a higher level of self-sufficiency. In 2001, a variety of activities that promote self-sufficiency will be undertaken including: job readiness, placement, and retention services; senior and youth services; and other support services and housing for the homeless and special needs populations. These activities will be implemented as part of a holistic approach that is necessary to achieve the development of Indianapolis communities.

In 2002, approximately \$2.3 million will be invested to assist families and individuals in attaining the services they need to become more self-sufficient. The proposed activities will be concentrated in those areas presenting the greatest need for assistance. As identified in this Plan, the City will collaborate with organizations working in distressed neighborhoods, particularly in Center Township, to use allocated funding to leverage other public and private resources to achieve the largest possible community impact.

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INTRODUCTION

The 2001-2004 Consolidated Plan identifies housing and community development needs and offers a strategy by which those needs may be addressed through funding received from the United States Department of Housing and Urban Development (HUD). The purpose of this Annual Action Plan is to describe how the City will continue to work within and refine this strategy in the year 2002, the third year of the five-year Consolidated Plan.

The Consolidated Plan identifies the City's commitment to:

“Build strong, accessible healthy neighborhoods with safe streets and thriving economies so that all individuals and their families have an opportunity to attain and maintain, to the best of their abilities, independent, self-sufficient lives.”

In 2002, this mission will be performed in part by the \$18 million in funding received from HUD, which includes the four entitlement programs detailed below:

PROGRAM	PRIORITIES
Community Development Block Grant (CDBG)	Supply decent housing, secure a suitable living environment, and expand economic opportunities for individuals earning 80% or less of median family income (MFI).
Home Investment Partnerships Program (HOME)	Expand the availability of decent, affordable housing for individuals earning 80% or less of MFI.
Emergency Shelter Grant (ESG)	Provide essential supportive services, homeless prevention activities, and support for area shelters with operating and rehabilitation funds.
Housing Opportunities for Persons with AIDS (HOPWA)	Provide housing assistance and supportive services persons with HIV/AIDS and their families in order to prevent homelessness.

Together, these four programs represent some of the City's primary resources to preserve and increase quality affordable housing in Indianapolis, provide services to individuals and families in need, and strengthen economic and workforce development. Due to the significance in involving the Indianapolis community in making community development decisions which affect their neighborhoods, it is important to ensure that the public has the opportunity to shape this Annual Action Plan by prioritizing how funding should be invested. Accordingly, the City held a series of forums throughout the community to solicit input regarding the needs of their neighborhoods. These forums were supplemented by a community development survey that was distributed widely throughout the City.

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After obtaining and summarizing community input from 530 citizens, the City released an application and requested proposals from any agency seeking funding under these four programs. Based on public input and keeping with the mission of the five-year Consolidated Plan, the City, through its Department of Metropolitan Development, selected projects best suited to perform activities in 2002 from among 128 applications representing more than \$29 million. A listing of activities recommended for funding through the CDBG, HOME, ESG, and HOPWA programs is included in this Annual Action Plan.

In addition to highlighting the projects that will be carried out in 2002, this Plan details the activities the City will undertake in the next year to address important issues which face the community including: homelessness and challenges to serving individuals with special needs. This Plan will also describe the importance of involving community organizations in ensuring that federal dollars are allocated in accordance with those priorities the community has identified, and to help the City reach the long-term goals presented in the 2000-2004 Consolidated Plan.

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COMMUNITY PROFILE

Demographics

This plan serves the Consolidated City of Indianapolis, which includes all of Marion County, Indiana with the exception of the cities of Beech Grove, Lawrence, Southport and Speedway. The 2000 Census data estimates the population of Marion County to be 860,454. The Hispanic population grew 300% in ten years, to account for 3.9% of Marion County residents. In addition, the elderly population is now 11.1% of the population, in keeping with the national trend of an aging society. As Indianapolis becomes a more diverse community, the City will ensure that the appropriate services are available to the underrepresented or disadvantaged populations of the community. Some activities identified in the 2002 Annual Action Plan are designed to address the special needs of these populations.

The 2001 fiscal year median family income (MFI) for a four-person household in the Indianapolis Metropolitan Statistical Area (MSA) was \$60,700. This figure represents a \$3,000 increase over the 2000 MFI data. MFI is dependent upon household size and is derived from 1990 Census data. MFI is updated annually through a combination of local Bureau of Labor statistics and Census Divisional data. MFI is used to determine the income eligibility of a number of participants receiving assistance through these entitlement programs.

Neighborhoods in Need

The Consolidated Plan expresses the goals to build a world-class city, neighborhood by neighborhood. These efforts begin by identifying the most distressed and at-risk neighborhoods in the city, and then determining what actions and services are most needed for the individuals and families in those areas. Funding and assistance are then provided to organizations within these neighborhoods, which are most closely linked to the residents and their needs.

In 2002, the City of Indianapolis will use entitlement funds and other competitive funding to assist in the development of affordable housing stock, and the preservation and rehabilitation of existing affordable housing, which was the highest priority need expressed by neighborhood residents in the City's community surveys. Other projects focus on commercial redevelopment and economic development in at-risk areas, workforce development, and services designed to assist youth and senior citizens. The bulk of this vital neighborhood-level work will be conducted by organizations that the neighborhoods themselves have created and empowered; Community Development Corporations, neighborhood organizations and coalitions, community centers, and local service providers. The funds that the City provides to these organizations will be invested in rebuilding and strengthening the fabric of the city's most distressed communities.

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HOUSING

The needs assessment completed in the 2000-2004 Consolidated Plan established the creation and maintenance of affordable housing as a high priority. There are a number of factors, however, that present barriers to meeting this need. This section will discuss some of these challenges and demonstrate how the City will address these issues as it moves towards the goals in the Consolidated Plan in 2002.

Barriers to Affordable Housing

Barriers to affordable housing in Indianapolis include poor credit history, high housing costs, and high costs associated with developing affordable housing. In 2002, CDBG and HOME funds will be used to address these challenges.

For many individuals, a poor credit history can make it difficult to obtain affordable housing. The Indianapolis Neighborhood Housing Partnership offers short-term housing counseling for persons interested in purchasing a home. To expand these services, CDBG funds will be awarded to the Family Service Association of Central Indiana (FSA) to provide long-term credit counseling and homeownership training for prospective homeowners. FSA will work with families with larger credit concerns that require more attention and time. Also, the City will continue to fund the Indianapolis Housing Agency's housing counseling center. This Center will provide homeownership counseling and resources, fair housing workshops, and other housing related services. Each of these organizations is open to all persons interested in purchasing or renting in Marion County.

A second barrier to affordable housing is simply high housing costs. Research suggests that individuals should pay no more than 30 percent of their income for housing related costs. According to the Indianapolis Homeless Count and Survey, more than 54,400 residents in Marion County spend more than half of their monthly income on these costs. In an effort to address this concern, the City will continue to work with the Coalition for Homelessness Intervention and Prevention and the Local Initiative Support Corporation to implement the pilot HOME-funded Tenant Based Rental Assistance Program. This will provide temporary rental assistance to families enrolled in self-sufficiency programs allowing families to address various issues such as job training, child care, education, etc., which are all necessary to become self-sufficient. This program was developed in 2001 and implementation will continue into 2002.

Finally, high costs associated with developing and operating affordable housing continues to be a challenge. The 2000-2004 Consolidated Plan identifies affordable rental housing for families earning less than 50 percent of the area median family income as a high priority. This Annual Action Plan includes \$2.6 million of HOME funds to create affordable rental housing. The City will continue to work with Community Housing Development Organizations to determine how HOME funding may be used to buy down the costs associated with developing and operating rental housing to make it affordable to extremely low-income households.

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Foster and Maintain Affordable Housing

The 2000-2004 Consolidated Plan identifies the following goals to foster and maintain affordable housing:

- Preserve homeownership
- Increase homeownership
- Increase the supply of affordable rental housing
- Support special needs housing

In 2002, the City plans to invest more than \$8 million in activities that will assist with achieving the Consolidated Plan goals. Approximately \$3 million of CDBG funds will be awarded to provide repairs to homes owned and occupied by low-income households. Many homeowners cannot afford to make necessary repairs, which, in many cases leads to families leaving their homes. Homeowners are the primary stakeholders in Indianapolis neighborhoods, and homeownership preservation is identified as a high priority.

The second housing-related goal is to increase homeownership. This will be achieved by acquiring and rehabilitating vacant houses, building new houses and by providing direct homeownership assistance. Approximately \$690,000 will be awarded to five Community Development Corporations to acquire and rehabilitate 37 units that will be sold to low-income households. In 2002, more than \$2 million dollars will be invested to create 119 new homes affordable to those earning less than 80 percent of the area median family income. It is anticipated that 93 of these new homes will be built in Fall Creek Place. Also, the City plans to invest \$420,000 of CDBG and HOME funds to provide direct homeownership assistance to 43 low-income homebuyers throughout Marion County. This direct assistance can be in the form of down payment assistance, assistance with closing costs, or mortgage subsidy.

The third goal, to increase affordable rental housing, will be met by investing \$50,000 of CDBG funds and \$2.6 million of HOME funds. The City will award CDBG funds to West Indianapolis Development Corporation to assist with repairs to substandard rental units occupied by low-income families. This program requires the landlord to match grant funds dollar-for-dollar. In addition, HOME funds will be awarded to multiple organizations to create affordable rental housing. It is anticipated that HOME funds will leverage low-income housing tax credit funds to develop these rental units.

Finally, the Consolidated Plan identified special needs housing as a priority and a housing-related goal. In 2002, the City will award approximately \$171,000 of ESG funds to support the operations of eight emergency shelters in Indianapolis. ESG funds will also be used to prevent homelessness and to provide essential services to persons who are homeless. In addition, HOPWA dollars will be awarded to the Damien Center to provide housing assistance to persons with HIV/AIDS. Also in 2002, Supportive Housing Program funds will be used for permanent and transitional housing for special needs populations.

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LEAD-BASED PAINT

Lead poisoning rates in Indianapolis, Indiana far exceed the national average. The primary contributors to lead poisoning in Indianapolis are deteriorated pre-1950 housing, of which Indianapolis has a 29% concentration, and poverty. Screening data collected by the local health department shows that 9 percent of children screened in Indianapolis had initial blood lead levels that posed a health risk. The City, the Marion County Health Department and the local CDCs recognized the need to take serious action to address these alarming statistics.

In 2001, the City of Indianapolis, CDCs and the Marion County Health Department formed the Indianapolis Healthy Homes Network (IHHN) to help reduce the lead dangers to the citizens of Indianapolis. The IHHN was created specifically to address the need for additional dollars for lead remediation/abatement and education in Indianapolis. The groups will share information on homes that have been identified as a lead hazard, educate the public on the prevalence and hazards of lead poisoning, and offer lead-safe work practice training to local contractors.

PUBLIC HOUSING

The Indianapolis Housing Agency (IHA) manages a large number of affordable housing units through twelve public housing communities. Four of these communities represent 705 units of housing for the elderly and disabled; the remaining eight communities total 1,299 units of family housing. Maintenance and upkeep of these communities are priorities for IHA. In addition to annual maintenance costs, several communities are in need of more substantial repairs. IHA plans to spend \$12.5 million (Comprehensive Grant) over the next several years for construction activities throughout two of its elderly/disabled and one family development.

The City and IHA share the importance of creating and implementing fair housing initiatives. All housing consumers must be made aware of their housing choices. In 2002, fair housing activities and residential integration will be facilitated by providing \$60,000 of CDBG and HOME funding to promote housing choice through the Marion County Center for Housing Opportunities administered by IHA.

Lastly, in 2002 the City will embark in its third year as a Participating Administrative Entity (PAE) for the Mark-to-Market Program. Designed to restructure the debt of Section 8 properties in order to respond to critical rehabilitation needs to preserve affordable housing, IHA and the City will continue to work together to ensure the viability of the current housing stock. The City will continue its lead role in developing new partnerships by collaborating with agencies including P/R Mortgage Investment Corporation, the local Department of Housing and Urban Development, the Indianapolis Housing Finance Authority, and the Indiana Coalition for Housing and Homeless Issues.

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SPECIAL NEEDS

The 2000-2004 Consolidated Plan addresses a number of populations with specialized needs, including the homeless, the mentally, physically and developmentally disabled, the elderly, and persons with HIV/AIDS. The City of Indianapolis is able to respond to the needs of these populations through ESG, HOPWA, and CDBG entitlement grants. The shelters, transitional housing units, and other services funded with these grants assist an extensive continuum of care that helps these populations to sustain or start a path to self-sufficiency.

Homelessness

A national study on the problem of homelessness reports that over 750,000 men, women, and children are homeless on any given night in the United States. In the most recent report by the Coalition for Homeless Intervention and Prevention, it was estimated that 3,488 people are homeless in Indianapolis at any one time.

Many homeless individuals and families face an array of both internal and external barriers to mainstream housing. Internal barriers include addiction and substance abuse, mental illness, and educational issues among others. When these internal problems are coupled with external barriers such as lack of job training, domestic violence, lack of transportation, difficult access to childcare, and a lack of affordable housing, a spiraling cycle of hopelessness and homelessness can occur.

In 2002, the City will use \$394,250 in ESG funds to support eleven homeless shelters and supportive service programs to provide coordinated support to homeless families and individuals. These organizations provide a wide array of services, from street-level outreach for the hardest to serve populations to drop-in day centers that allow for laundry, showers and day services, to short-term shelters that provide case management and linkages to needed services like detoxification and mental health counseling. The majority of the ESG money is targeted at basic operating expenses for these facilities, but a percentage is also aimed at providing the essential services and homelessness prevention services that can keep a family in their own home with rent or utility assistance. Outreach services continue to be provided to the homeless Hispanic population in Indianapolis. Other funds are targeted at providing mass transit tickets for low-income and homeless individuals so they can more easily access services and employment.

Working in conjunction with the ESG support funding, the City will use CDBG dollars at the front end of the homelessness cycle to help prevent people from becoming homeless by providing for homeowner repair services to at-risk low income persons. CDBG funds will also be used for credit and counseling services. Additional CDBG funds will be used to help create more low-income affordable housing options in Indianapolis that will help people move out of the homelessness cycle. Services to other special needs populations, including the frail and elderly and people with disabilities as well as services to homeless youth will be supported with CDBG funding. Additionally, \$250,000

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in HOME funds have been targeted for tenant-based rental assistance to help move low-income citizens out of homelessness and into housing.

In 2002, \$525,000 in HOPWA funds will be used to help prevent and alleviate the problems of homelessness that face those suffering from HIV/AIDS in Indianapolis through the tenant-base rental assistance programs of the Damien Center. Additionally, the Indianapolis Urban League is interested in continuing their HOPWA outreach programs as well.

Underserved Needs

In 2002, CDBG, ESG, HOME and HOPWA funds will be used to address the needs of underserved populations. Obstacles to meeting the needs of these populations include the lack of supportive housing units and fragmented service delivery. The following is a summary of underserved needs as identified in the 2000-2004 Consolidated Plan and how the City plans to respond to these needs in 2002.

Elderly and Frail Elderly

Approximately 8,295 elderly and frail elderly households in Indianapolis are in need of housing and some type of supportive services. Senior needs will be addressed by awarding CDBG funds to multiple organizations in order to provide a diverse range of supportive services including: housing repairs, transportation, home-based services, counseling, social activities, wellness programs, supplemental employment, and exercise programs.

Severely Mentally Ill

Housing subsidy in the form of supportive housing is needed for approximately 1,380 households with mentally ill family members. Often times this population is in need of home-based services, financial management, advocacy, case management, medical management, transportation, and daily living activities. ESG funds will be awarded to support homeless shelters and the Horizon House Day Center. Several of these organizations provide services to individuals who are mentally ill. Also, Supportive Housing Program funds will be used to provide transitional and permanent housing and supportive services for this population.

Developmentally Disabled

Currently there is a need for additional group housing, semi-independent living units, and support services to assist 18,750 developmentally disabled individuals living in the Indianapolis Metropolitan Statistical Area. Supportive Housing Program and Shelter Plus Care Program funds are used to support the developmentally disabled population by providing transitional or permanent housing with support services.

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Physically Disabled Persons

Individuals with physical disabilities experience special housing problems including lack of accessible housing and the need for additional funds to add accommodations that allow disabled persons to remain in their homes. The City will continue to work with Independent Residential Living of Central Indiana Inc. to construct twelve new units of affordable/accessible housing for individuals with physical or cognitive disabilities. Additional funding from the Supportive Housing and Shelter Plus Care Programs will be used to provide additional housing and support services for this population.

Alcohol and Other Drug Addicted Persons

Service providers in Marion County estimate that more than 48,000 Indianapolis residents suffer from alcohol and drug abuse. According to the 2000-2004 Consolidated Plan, there is a need for more transitional housing with support services for people overcoming addictions. Supportive services for this population will be made available with 2002 ESG funding. In addition, transitional housing facilities continue to help this population through Supportive Housing Program funding.

Persons with HIV/AIDS and Related Diseases

The Consolidated Plan indicates that approximately 2,160 people are infected with HIV in Marion County. The Indiana State Department of Health reported 3,363 HIV cases and 5,895 AIDS cases in Indiana as of June 30, 2000. The epidemic shifted steadily toward a growing proportion of AIDS cases in African Americans, Hispanics, and in women. In 2002, the Damien Center will receive HOPWA funds and continue to serve as the City's primary AIDS service provider by offering tenant-based rental assistance, project-based rental assistance, housing services, technical assistance, and supportive services. The City continues to solicit housing and service providers for persons with HIV/AIDS. This Annual Action Plan includes \$100,000 to assist other providers as they are identified in 2002.

Anti-Poverty Strategy

Poverty is an over-arching problem that not only effects those families and individuals that are homeless or have special needs, but also impacts a much larger and broader segment of the city's citizens. The holistic response that the City has undertaken to homelessness and special needs is also part of the proactive approach to deal with poverty in general. In 2002, the City will continue to provide funding to various community development projects and programs designed to work on the roots and origins of poverty in our communities. Economic Development, Workforce Development and Job Training, services to low-income residents, special housing needs and the development and protection of affordable housing stock are all part of the Anti-Poverty Strategy, designed to impact family, individual and neighborhood self-sufficiency. This section details the parts of the Anti-Poverty Strategy that will be addressed through the use of federal entitlement dollars.

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Economic Development

Perhaps the most important single factor in the problem of poverty is the availability of jobs with at or above livable wages. The lack of such jobs in large parts of the at-risk areas in the city contributes to the cycle of poverty. To alleviate this problem, the City has developed the I-70 Keystone project. In 2002, \$1,000,000 of CDBG funds will be invested into this project. The goal of I-70 Keystone is to entice business and industry to locate in a formerly blighted area of the city that has good infrastructure and access to major highways, and to employ area residents. Not only will this bring much needed financial capital in the form of better wage jobs and corporate investment in the neighborhood, but it will bring much needed human capital in the form of partnerships with other Anti-Poverty programs like workforce development.

Workforce Development

In order to better prepare individuals in the at-risk areas to get and keep jobs with above poverty wages, the City is using \$720,000 in CDBG funds to assist four different workforce development programs for low-income individuals. These four programs are neighborhood based at community centers around the area, and include programs that focus specifically on youth and seniors.

Transportation assistance

In 2002, the City will continue to fund programs that help provide homeless and low-income individuals with transportation assistance to reach jobs that may not exist in their communities. Vouchers for bus tickets are provided to the working homeless through Metro Transit with \$27,000 in ESG funds. Similar transportation assistance is provided with CDBG funds as part of Community Centers of Indianapolis and CICOA job training programs.

Initiatives for Youth

As the population living below the poverty line increases, the percentage of that population that includes children and teenagers grows with it. Because today's youth are the future of Indianapolis, a great deal of focus has been placed on providing needed programs and services for this important group of individuals. Social and educational programs help to provide a framework and support structure for youth to become healthy, responsible citizens. In 2002, \$232,000 in CDBG funds will help support youth projects focusing on summer activities, educational enrichment and computer training.

Aside from the ESG and CDBG funded activities, funds from the Stuart B. McKinney Grants also help to strengthen and support the lowest-income individuals in Indianapolis. Job training and assistance for special needs individuals and transitional housing for families moving from homelessness to self-sufficiency are part of many of these projects.

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IMPLEMENTATION

Developing Institutional Structure

The City of Indianapolis will undertake several new initiatives in 2002. The DMD Grants Management Policies and Procedures have been continually revised in 2001 to allow for the most thorough and user friendly Policies to date. In 2002, all Project Sponsors will receive additional training on new policies that will help to prevent common mistakes and ensure appropriate and timely use of HUD funds. Some changes include improved Environmental Review Procedures, standardized lead based paint forms and a clearer description of procurement/bidding processes.

2002 will mark the unveiling of the completely redesigned Online Quarterly Report for construction activities. This Internet application was developed in 2000, but unfortunately proved ineffective and did not meet the needs of the City and the Project Sponsors. Despite this, the City recognizes that online reporting is important in the age of electronic-government, and has hired a developer to redesign this application. The newly designed report will include management tools such as financial record keeping, progress tracking and advanced reporting for both Project Sponsors and the City.

To ensure the highest level of service to citizens and compliance with HUD regulations, DMD will continue to aggressively cross train all employees. This cross training of employees will be focused on the areas of multiple federal regulations and standardization of grant forms. In addition, employees are recording key job functions in an easy to use manual that can be accessed by other employees when needed.

Monitoring

The enhanced monitoring activities of 2001 will lead to changes in 2002. By working more closely with Project Sponsors, city staff were able to provide not only compliance and regulatory monitoring, but also program evaluation and technical assistance. Several Project Sponsors took this opportunity to modify their programs in a proactive manner. The Community Centers of Indianapolis, Inc., a recipient of CDBG funds for an Employment Program, worked closely with DMD to create a more competitive and outcome orientated program that will be implemented in 2002. In addition, the monitoring of Summer Youth Project Sponsors revealed problem areas that will be addressed in 2002 with more extensive training in the areas of claims and reporting.

In an effort to streamline and standardize the monitoring process, the City has been working on re-organizing its monitoring tools, and to create a Monitoring Manual to help train new monitors and to facilitate the monitoring process.

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Enhancing Coordination

The 2000 Census revealed an explosive 300% growth in the Hispanic population residing in Marion County. This data points to a strong need for increased bilingual services provided by the City. The 2002 Annual Action Plan surveys were printed both in English and Spanish and distributed to CDCs, community centers and libraries. Very few Spanish surveys were returned to DMD, highlighting the need for improved distribution and communication. DMD will be focused on bringing the Hispanic community into the public participation process and learning more about the needs of this quickly growing population. This outreach will include bilingual meetings and information, coordination of the City and Hispanic groups and partnerships to develop additional programs for the Hispanic community.

The City continues to foster public housing improvements and resident initiatives through participation in the Mark to Market program. In the third year of participation, the City will partner with the Indianapolis Housing Agency, the Indiana Housing Finance Authority, HUD, P/R Mortgage Investment Corporation and the Indiana Coalition for Housing and Homeless Issues, to preserve affordable housing. Five properties will be participating in the 2002 program including Caravelle Commons Cooperative, Bolton Court Apartments, Parkwood I and II apartments and Weyerbacher Terrace Apartments.

Throughout 2001, the City Of Indianapolis convened a Housing Task Force to examine housing issues in Marion County. The Housing Task Force is comprised of a group of experts from the public, private and non-profit sectors. The task force consisted of three work groups including Affordable Rental Housing, Homeownership and Ending Homelessness. The work groups developed several strategies to pursue by examining Best Practices programs in other municipalities, prior City initiatives and academic research. These strategies, which will be implemented over the next three years, include developing a landlord tenant registry, providing tenant based rental assistance and creating a blueprint to end homelessness.

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SPECIAL URBAN INITIATIVES

I-70/Keystone Industrial Park

In 1998, the City began the development of the I-70/Keystone Industrial Park. The project site consists of 86 acres of blighted land and deteriorated structures. The City received a Section 108 loan of \$6,000,000 from HUD in 2000 to help complete the project. The development of this park will improve the local economy and business climate and is projected to create 600 new jobs in the area.

In 2002, the City will invest \$1,000,000 of CDBG funding in this project. The project has involved the acquisition of property and the subsequent relocation in compliance with the Uniform Relocation Act, of families. To date, 164 properties have been acquired and 40 families have been relocated. The 2002-year will involve the completion of property acquisition and the relocation of families. In addition, site preparation and infrastructure improvements will be performed in 2002.

Brownfields

In 2002, the City of Indianapolis will invest \$350,000 in the Brownfields Program to continue its mission of establishing infrastructure to aid the redevelopment efforts of the City, private entities and not-for-profit groups by identifying and mitigating environmental barriers that impede the neighborhood revitalization and economic growth of the City. The program will continue to focus efforts by providing technical assistance, financial assistance and education and outreach to private and not-for-profit stakeholders.

The Brownfields Program will partner with the Indiana Department of Environmental Management (IDEM), Indiana Development Finance Authority (IDFA) and community development corporations to identify resources to increase funding for these sites. Throughout 2002, the Brownfields Program will look to existing federal and state resources to supplement CDBG funds and will explore new opportunities for partnerships and funding. The City of Indianapolis' Brownfields Program will continue its efforts to redevelop environmentally impacted properties, revitalize our neighborhoods and protect human health and the environment.

Weed and Seed

The Indianapolis Police Department's Weed-N-Seed Program will receive \$250,000 of CDBG funds to invest in their goals of anti-crime, economic development, neighborhood restoration and youth involvement. The Weed-N-Seed Program supports neighborhood restoration through code enforcement efforts that will remove eyesores and eliminate weeds and trash from our neighborhoods. The Program also enables neighborhood leaders to participate in the revitalization of key corridors and neighborhoods by working with Community Development Corporations, neighborhood businesses and City leaders. The Weed-N-Seed Program will also focus on the youth

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of Indianapolis by offering crime prevention programs, employment training and an opportunity for youth to interact with police in a non-threatening environment through sports leagues, fairs and other community events. In addition, Weed-N-Seed supports the 37 Safe Haven sites that are offered to both children and adults who need a safe place for activities and services. The expansion of Weed-N-Seed sites for 2002 is a top priority and will be furthered with the investment of CDBG funds.

Neighborhood Revitalization Strategy Area

In 1996, the City received a Neighborhood Revitalization Strategy Area (NRSA) designation and subsequently expanded that area in 1999. This area is synonymous with the Indianapolis Enterprise Community and the proposed Empowerment Zone, which is illustrated in Map 2 of Appendix C.

The NRSA designation allows the City additional flexibility in investing federal funds in some of the neediest areas of the City of Indianapolis. The 2002-year will include investments in the NRSA to achieve the goals identified in the chart below.

GOAL	STRATEGIES	2001 BENCHMARKS
Preserve Homeownership	◆ Rehabilitate owner-occupied homes	105 units repaired
Increase Homeownership	◆ Acquire and rehabilitate units for sale ◆ Create new units for sale ◆ Provide direct homeownership assistance	19 units rehabilitated 105 units created 22 homebuyers assisted
Increase the supply of viable rental housing	◆ Rehabilitate rental housing units ◆ Provide gap financing for low-income housing tax credit projects	65 rental units rehabilitated 50 rental units created
Eliminate unsafe buildings and sites	◆ Improve, demolish and/or secure unsafe buildings	3,000 buildings addressed
Support capital and enterprise development	◆ Support economic development initiatives	75 jobs created
Aid supportive service activities	◆ Assist organization providing senior, youth, employment and other supportive services	3,000 people served

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Homeownership Zone

The City of Indianapolis received a \$4 million dollar grant in 1998 to provide 265 homeownership opportunities in a blighted area in Center Township. The homeownership zone has been named Fall Creek Place. Fall Creek Place will provide homeowners with new streets, sidewalks, alleys and infrastructure. Also, three new parks will be created to provide the neighborhood with much needed recreational facilities. In addition to HUD funds, the City approved a \$10 million dollar bond anticipation note to fund the infrastructure and parks.

During 2002, Fall Creek Place will use approximately \$1.3 million dollars in CDBG for acquisition, site preparation, relocation, marketing and project management. It is anticipated that by the end of 2002, 170 homes will be built and sold, 25 homes will be rehabilitated, one park will be created and all infrastructure improvements will be completed.

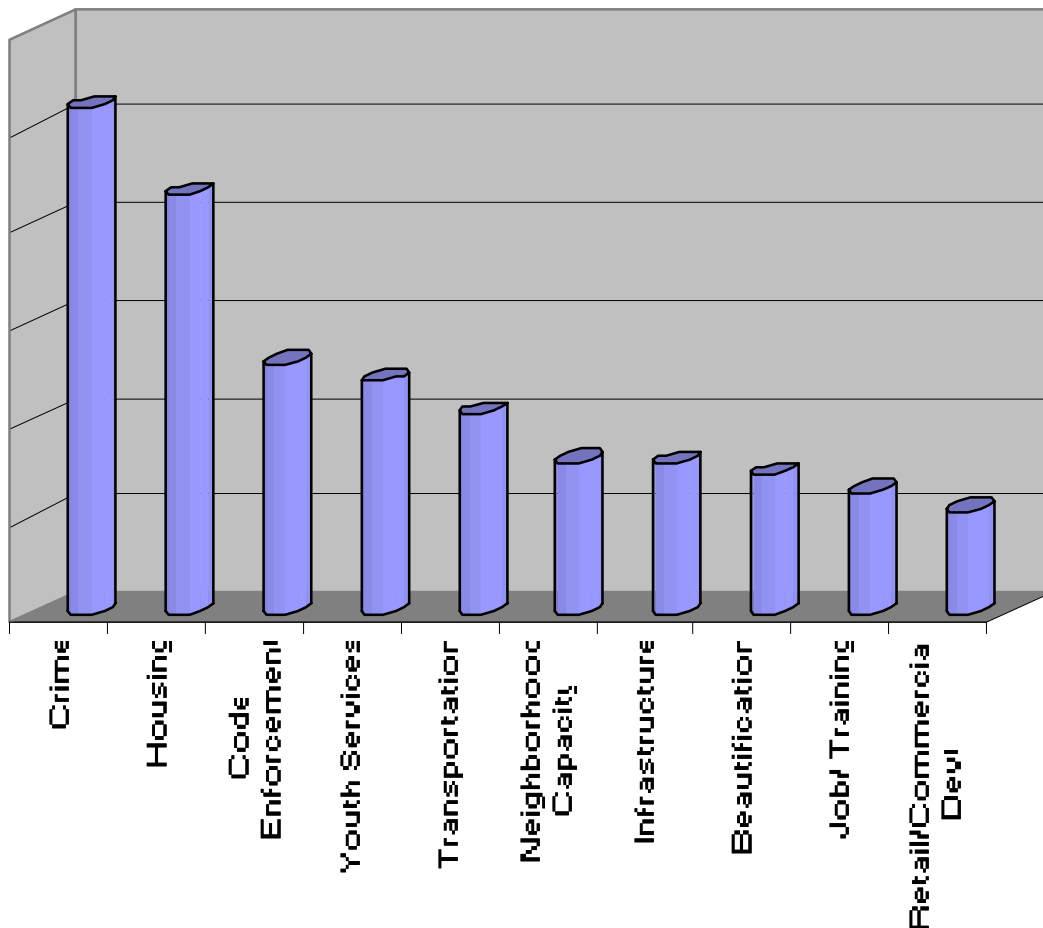
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CITIZEN PARTICIPATION

The City of Indianapolis reaches out each year to the citizens of Marion County for their input and ideas for determining the use of housing and community development funds. This year, in accordance with the City's Citizen Participation Plan, DMD staff hosted six forums, distributed 800 surveys and posted the survey on the Indygov website in an effort to gain citizen input. A total of 110 people attended the community forums and 420 people responded to the survey. Maps 3 and 4 of Appendix C show the location of all who attended the forums and responded to the surveys.

City staff facilitated each meeting by describing the Consolidated Plan process and the goals identified in 2000. Citizen participants were divided into small groups to discuss the needs and issues facing their neighborhoods and the City of Indianapolis as a whole. Forum participants were also asked to discuss the goals and strategies identified in the 2000-2004 Consolidated Plan. Attendees then voted on priorities for 2002. The City consolidated the information from the forums and surveys to establish the top priorities identified by Indianapolis citizens, see chart below.



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The priorities identified through the citizen participation process were used to help evaluate applications for 2002 housing and community development funding. Applicants could receive up to 15 points out of a maximum of 120 points for addressing one of the community's priority needs.

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RESOURCES

The City anticipates receiving approximately \$18.4 million in federal resources for its four entitlement grants, CDBG, HOME, ESG and HOPWA, for the year 2002. To maximize the benefits of these federal dollars, it is important to leverage the federal funds with other private, public, state, local and in-kind dollars. In fiscal year 2002, the City of Indianapolis has leveraged 75% of funds for programs that work towards the goals set forth in the 2000-2004 Consolidated Plan. The table below illustrates the allocation of funding and the amount of leveraging for each goal.

Annual Action Plan Goal	Entitlement	City Dollars	Project Sponsor	Other Federal	Private Grants	Other Funds
Preserve Homeownership	\$ 3,160,000	\$ -	\$448,900	\$ -	\$51,050	\$ 355,450
Increase Homeownership	\$ 3,294,000	\$1,904,000	\$4,888,340	\$2,868,000	\$1,673,000	\$13,428,930
Increase Supply of Viable Rental Housing	\$ 2,669,400	\$2,619,400	\$70,000	\$ -	\$ -	\$ -
Eliminate Unsafe Buildings & Sites	\$ 2,150,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -
Support Capital & Enterprise Development	\$ 1,000,000	\$ 500,000	\$ -	\$ 772,759	\$ -	\$ 1,393,330
Aid Supportive Service Activities	\$ 1,777,000	\$ 206,700	\$323,500	\$ 59,000	\$ 7,352,484	\$ 2,020,904
Support Special Needs Housing	\$ 1,028,930	\$ -	\$125,223	\$1,143,222	\$ 2,922,965	\$ -
Support Neighborhood Empowerment	\$ 334,000	\$ -	\$ -	\$ -	\$ 584,647	\$ 67,022
Administration	\$3,002,970					
Total	\$18,416,300	\$5,930,100	\$5,855,963	\$4,842,981	\$12,584,146	\$17,265,636

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2002 ACTIVITIES

Based on the anticipated entitlement grants, in June of 2001 the City released an application for funding to any organization seeking CDBG, HOME, ESG, or HOPWA funding for 2002. Using the criteria established through the citizen participation process and the 2000-2004 Consolidated Plan goals, the City evaluated 128 applications to determine those which most closely met the community's priorities. The following pages contain a detailed summary of the organizations that have been recommended for funding and the activities that each will carry out. Also, Map 5, 6, and 7 in Appendix C shows the geographic distribution of these funds.

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Summary of 2002 Proposed Activities			
Organization Name	Proposed Funding	Funding Source	Project Description
PRESERVE HOMEOWNERSHIP			
Homeowner Repair			
CICOA : The Access Network	\$ 125,000	CDBG	Provide repairs to 10 owner occupied units.
Westside Community Development Corporation	\$ 312,500	CDBG	Provide repairs to 25 owner-occupied units.
Community Alliance of the Far Eastside	\$ 187,500	CDBG	Provide repairs to 15 owner-occupied units.
Near North Development Corporation	\$ 250,000	CDBG	Provide repairs to 20 owner-occupied units.
West Indianapolis Development Corporation	\$ 162,500	CDBG	Provide repairs to 13 owner-occupied units.
Mapleton Fall Creek Development Corporation	\$ 187,500	CDBG	Provide repairs to 15 owner-occupied units.
Riley Area Development Corporation	\$ 37,500	CDBG	Provide repairs to 3 owner-occupied units.
Southeast Neighborhood Development	\$ 275,000	CDBG	Provide repairs to 22 owner-occupied units.
BOS Community Development Corporation	\$ 150,000	CDBG	Provide repairs to 12 owner-occupied units.
King Park Area Development Corporation	\$ 62,500	CDBG	Provide repairs to 5 owner-occupied units.
Martindale-Brightwood Community Development Corporation	\$ 62,500	CDBG	Provide repairs to 5 owner-occupied units.
Community Action of Greater Indianapolis	\$ 185,000	CDBG	Provide repairs to 18 owner-occupied units.
Concord Community Development Corporation	\$ 225,000	CDBG	Provide repairs to 18 owner-occupied units.
United Northwest Area Development Corporation	\$ 225,000	CDBG	Provide repairs to 18 owner-occupied units.
United Northeast Community Development Corporation	\$ 62,500	CDBG	Provide repairs to 5 owner-occupied units.
Martin Luther King Community Development Corporation	\$ 100,000	CDBG	Provide repairs to 8 owner-occupied units.
Emergency Homeowner Repair	\$ 400,000	CDBG	Provide repairs to 32 owner-occupied units.
Rehab Administration	\$ 150,000	CDBG	Provide administrative support for CDC's performing homeowner repair activities.
<i>Homeowner Repair Total</i>	<i>\$ 3,160,000</i>	<i>CDBG</i>	

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INCREASE HOMEOWNERSHIP			
Acquisition/Rehabilitation for Homeownership			
Near North Development Corporation	\$ 192,000	HOME	Acquire and rehabilitate 6 units for homeownership.
West Indianapolis Development Corporation	\$ 200,000	HOME	Acquire and rehabilitate 10 units for homeownership.
King Park Area Development Corporation	\$ 32,000	HOME	Acquire and rehabilitate 1 units for homeownership.
Southeast Neighborhood Development	\$ 160,000	HOME	Acquire and rehabilitate 5 units for homeownership.
Mapleton Fall Creek Development Corporation	\$ 108,000	HOME	Acquire and rehabilitate 9 units for homeownership.
<i>Acquisition/Rehabilitation Total</i>	<i>\$ 692,000</i>		
New Construction for Homeownership			
Westside Community Development Corporation	\$ 320,000	HOME	Construct 10 units for homeownership.
Near North Development Corporation	\$ 128,000	HOME	Construct 4 units for homeownership.
King Park Area Development Corporation	\$ 32,000	HOME	Construct 1 unit for homeownership.
Homeownership Zone	\$ 1,350,000	CDBG	New construction, rehabilitation and other costs related to creating 93 new homeownership opportunities.
United Northwest Area Development Corporation	\$ 224,000	HOME	Construct 7 units for homeownership.
Southeast Neighborhood Development	\$ 64,000	HOME	Construct 2 units for homeownership.
The Consortium Foundation	\$ 64,000	HOME	Construct 2 units for homeownership.
<i>New Construction Total</i>	<i>\$ 2,182,000</i>		
Homebuyer Subsidies/Other Housing			
Indianapolis Neighborhood Housing Partnership	\$ 40,000	CDBG	Provide direct homeownership assistance for 5 low-income homebuyers.
Indianapolis Neighborhood Housing Partnership	\$ 380,000	HOME	Provide direct homeownership assistance for 38 low-income homebuyers.
<i>Homebuyer Subsidies/Other Housing Total</i>	<i>\$ 420,000</i>		
INCREASE RENTAL HOUSING			
Affordable Housing Projects	\$ 2,619,400	HOME	Provide gap funding for affordable low-income housing projects.
West Indianapolis Development Corporation	\$ 50,000	CDBG	Rehabilitate 15 rental units owned by private investors. Owner will match grant funds dollar for dollar.
<i>Rental Housing Total</i>	<i>\$ 2,669,400</i>		
SUPPORT CAPITAL AND ENTERPRISE DEVELOPMENT			
Economic and Commercial Development			
I-70/Keystone Industrial Park	\$ 1,000,000	CDBG	City project to develop an industrial park.
<i>Total Economic/Commercial Development</i>	<i>\$ 1,000,000</i>		

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SUPPORTIVE SERVICE ACTIVITIES			
Job Training			
CICOA : The Access Network	\$ 120,000	CDBG	Job placement and transportation for seniors.
Community Centers of Indianapolis, Inc	\$ 500,000	CDBG	Job assessment, job placement and retention.
Keys to Work, Inc	\$ 50,000	CDBG	Job assessment, job placement and retention.
Technical Training Services	\$ 50,000	CDBG	Job training program for at-risk youth ages 16-25.
<i>Job Training Total</i>	<i>\$ 720,000</i>		
Senior Services			
Family Service Association of Central Indiana, Inc	\$ 60,000	CDBG	Provide senior services.
Community Centers of Indianapolis, Inc	\$ 265,000	CDBG	Provide senior services.
<i>Seniors Total</i>	<i>\$ 325,000</i>		
Youth Services			
Summer Youth Programs	\$ 125,000	CDBG	Support summer youth activities.
The Children's Bureau of Indianapolis	\$ 45,000	CDBG	Youth employment program.
Bicycle Action Project	\$ 44,000	CDBG	Youth like skills project.
Department of Parks and Recreation	\$ 18,000	CDBG	After school youth program.
<i>Youth Total</i>	<i>\$ 232,000</i>		
Support Neighborhood Empowerment			
Indianapolis Police Department	\$ 250,000	CDBG	Support local Weed-n-Seed initiatives.
Indianapolis Neighborhood Resource Center	\$ 50,000	CDBG	Provide neighborhood capacity building.
Indianapolis Police Department	\$ 20,000	CDBG	Community Policing/Crime Awareness
<i>Neighborhood Empowerment Total</i>	<i>\$ 320,000</i>		
Other Public Services			
Martin Luther King CDC/Coburn	\$ 138,500	CDBG	Operating support for transitional housing for victims of domestic violence.
Community Organizations Legal Assistance Project	\$ 25,000	CDBG	Support pro bono legal advocacy initiatives.
Indianapolis Urban League	\$ 35,000	CDBG	Provide <i>counseled support</i> in collaboration with IPD.
Family Service Association of Central Indiana	\$ 15,500	CDBG	Provide long-term credit counseling and homeownership training for prospective home owners.
<i>Other Public Services Total</i>	<i>\$ 214,000</i>		
Public Facilities			
The Children's Bureau of Indianapolis	\$ 250,000	CDBG	New construction of a family services facility.
Jubilee Center	\$ 50,000	CDBG	Replace the failing heating system in the Jubilee Center.
<i>Public Facilities Total</i>	<i>\$ 300,000</i>		

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ELIMINATE UNSAFE SITES			
Unsafe Buildings and Sites			
Unsafe Buildings Program	\$ 1,800,000	CDBG	Board, demolish, or secure vacant unsafe buildings in Indianapolis.
Brownfields Program	\$ 350,000	CDBG	Remediate brownfield sites for future development.
<i>Unsafe Sites Total</i>	<i>\$ 2,150,000</i>		
SUPPORT HOMELESS SHELTERS AND OTHER SPECIAL NEEDS HOUSING			
Emergency Shelter Housing			
Quest for Excellence, Inc	\$ 22,315	ESG	Provide essential services, homelessness prevention, and operating support.
Gennesaret Free Clinic, Inc	\$ 50,500	ESG	Provide essential services, homelessness prevention, and operating support.
Catholic Social Services/Holy Family Shelter	\$ 48,435	ESG	Provide essential services, homelessness prevention, and operating support.
Children's Bureau of Indianapolis, Inc	\$ 28,000	ESG	Provide essential services, homelessness prevention, and operating support.
Emergency Shelter Housing (cont.)			
Julian Center	\$ 40,000	ESG	Provide essential services and operating support.
Salvation Army Social Service Center	\$ 60,000	ESG	Provide homelessness prevention and operating support.
Indianapolis Interfaith Hospitality Network	\$ 15,000	ESG	Provide essential services and operating support.
HealthNet, Inc	\$ 29,000	ESG	Provide essential services and operating support.
Horizon House, Inc	\$ 49,000	ESG	Provide essential services, homelessness prevention, and operating support.
Community Centers of Indianapolis, Inc	\$ 25,000	ESG	Provide homelessness prevention.
Metro Transit	\$ 27,000	ESG	Provide transportation for homeless individuals.
<i>Total Homeless Shelters and Other Services</i>	<i>\$ 394,250</i>		
HIV/AIDS Housing and Services			
Damien Center	\$ 525,000	HOPWA	Provide housing assistance and supportive services for those with HIV/AIDS.
Other HIV/AIDS Housing Programs	\$ 109,380	HOPWA	Housing and support services for individuals with HIV/AIDS.
<i>Total HIV/AIDS Housing and Services</i>	<i>\$ 634,380</i>		

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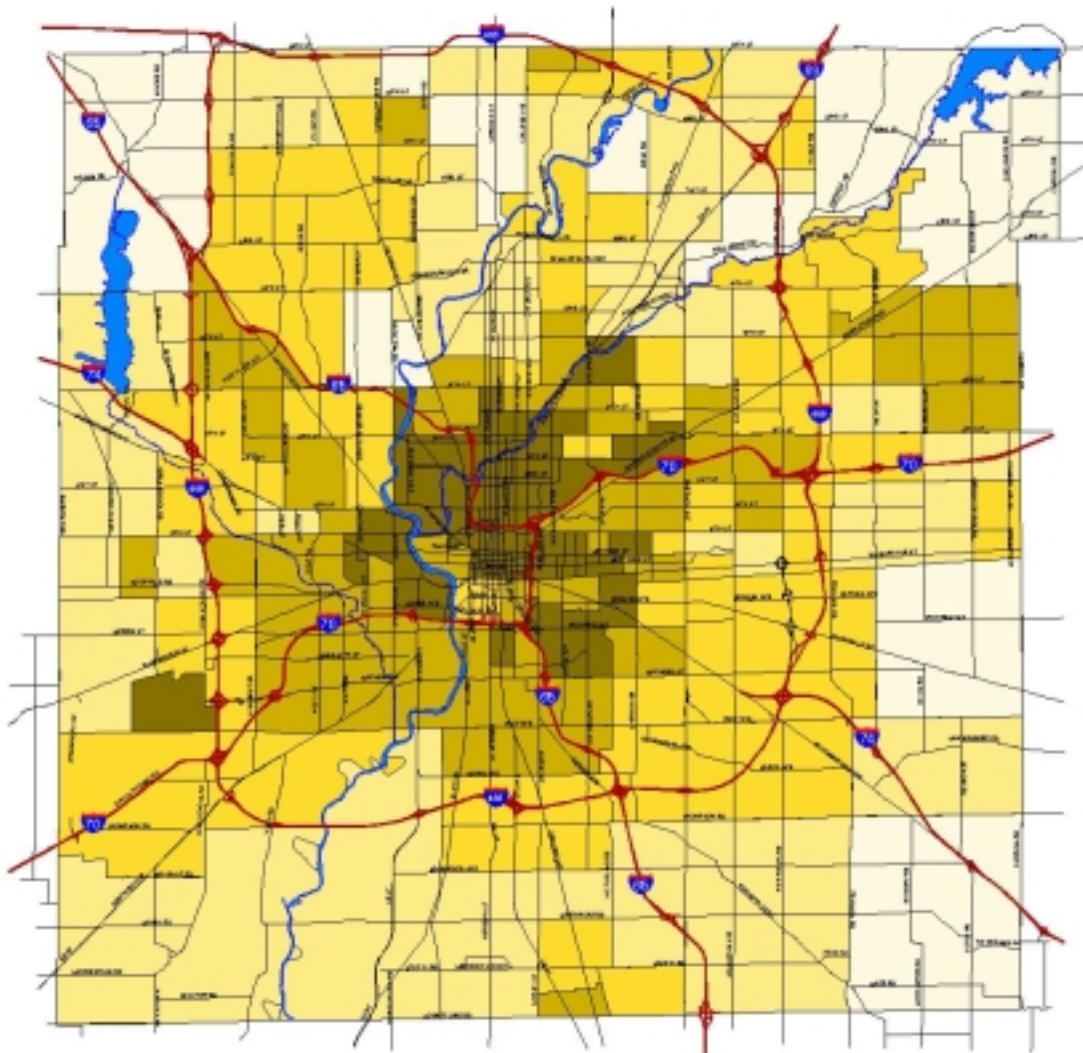
CITY OF INDIANAPOLIS ADMINISTRATIVE SUPPORT			
Indianapolis Housing Agency	\$ 60,000	CDBG/ HOME	To promote fair housing in Indianapolis.
CHDO Operating	\$ 270,000	HOME	CHDO's are eligible to receive \$15,000 in operating support for HOME eligible support.
Planning and Administration	\$ 2,672,970	CDBG, HOME, ESG, HOPWA	Administration support
<i>Administrative Support Total</i>	<i>\$ 3,002,970</i>		
TOTAL	\$ 18,416,000		

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MAP 1

1990 MEDIAN FAMILY INCOME



1990 Census Tracts

0 - \$17,770
\$17,771 - \$25,708
\$25,709 - \$34,970
\$34,971 - \$48,366
\$48,366 - \$77,497

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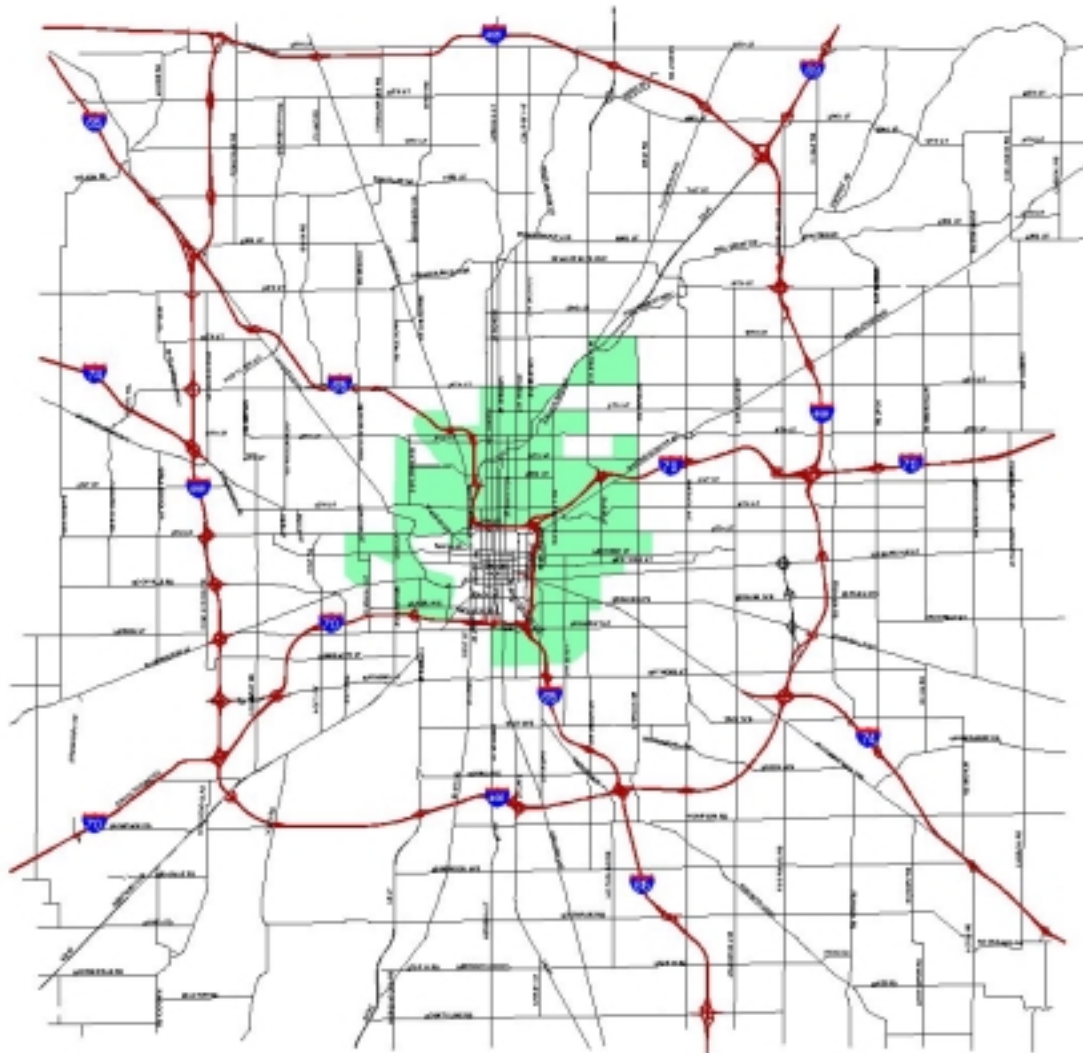


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MAP 2

NEIGHBORHOOD REVITALIZATION STRATEGY AREA



 Neighborhood Revitalization Strategy Area

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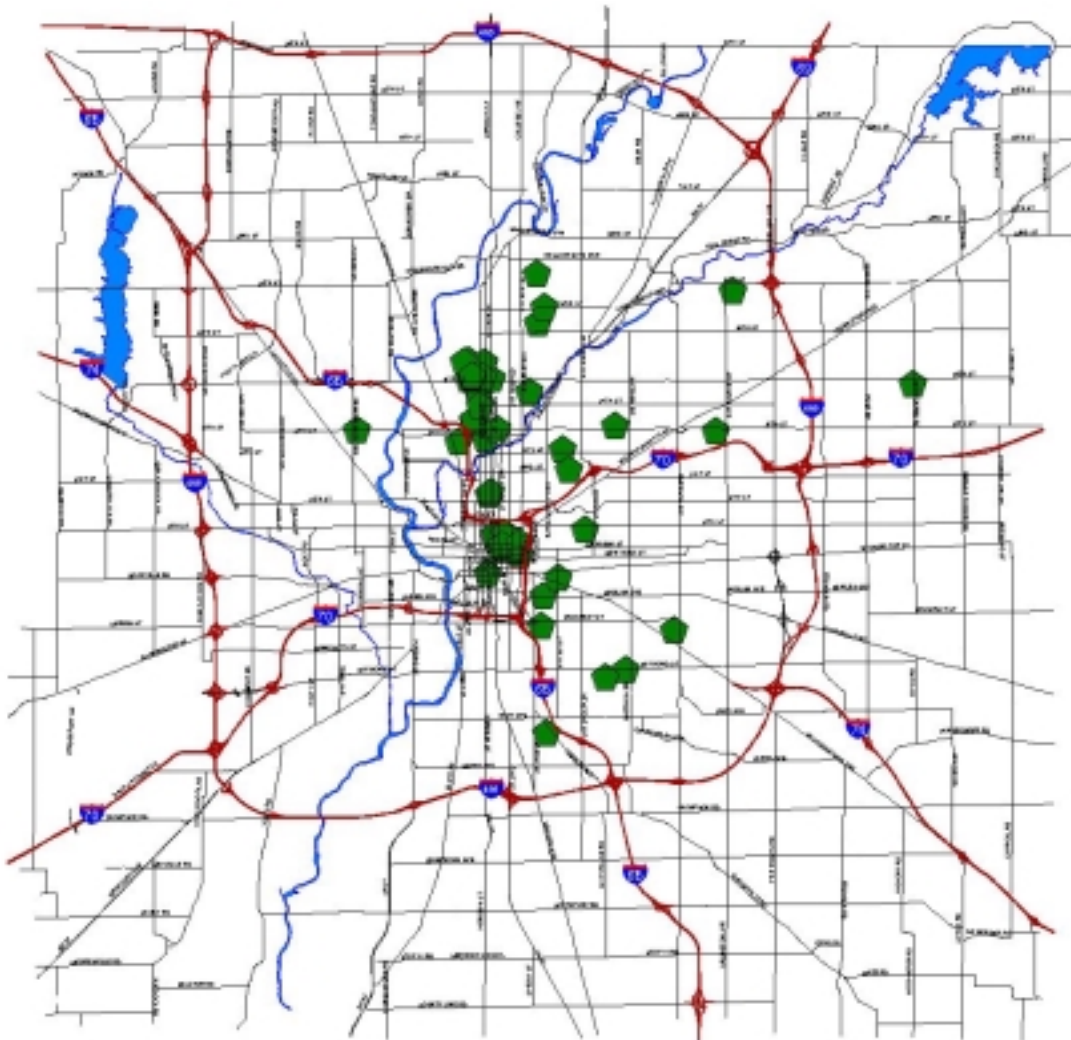


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MAP 3

COMMUNITY FORUMS



Forum Participant Addresses

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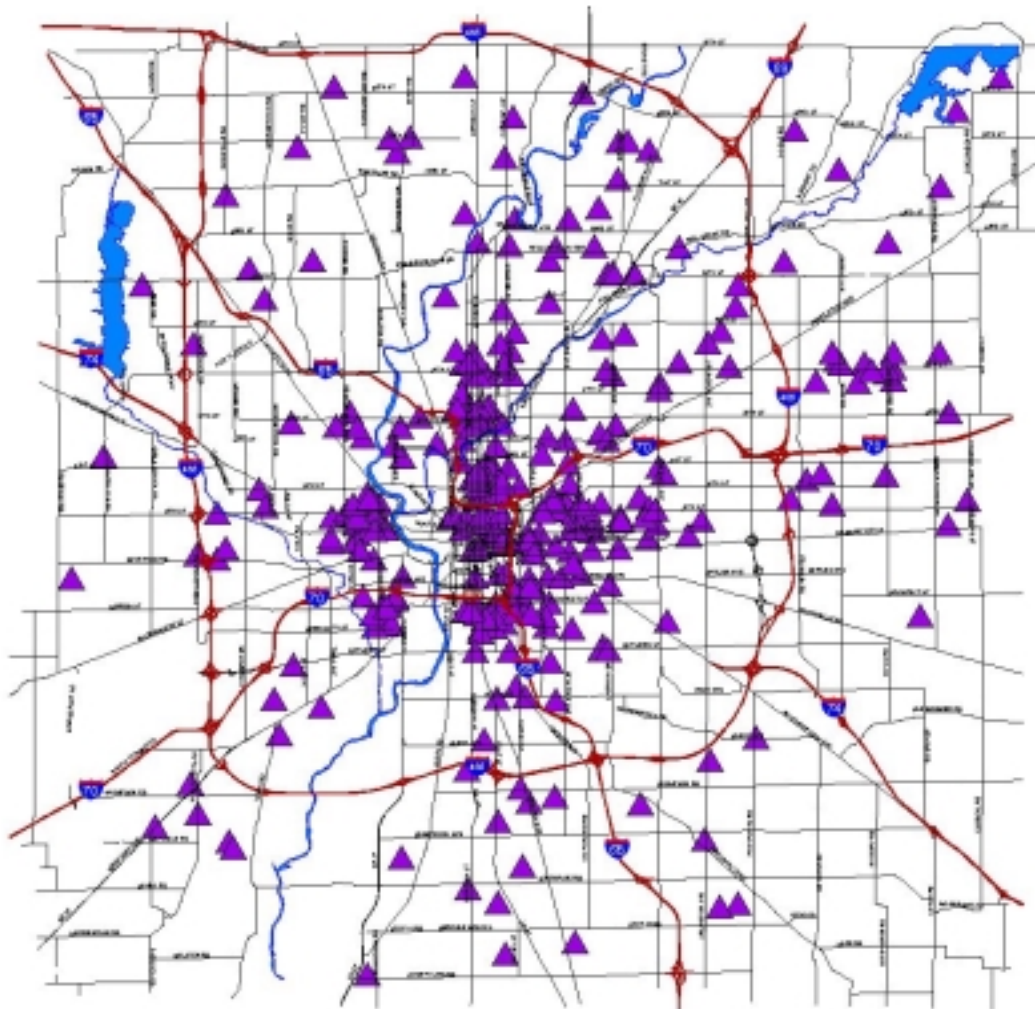


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MAP 4

SURVEY RESPONDENTS



▲ Respondent Addresses

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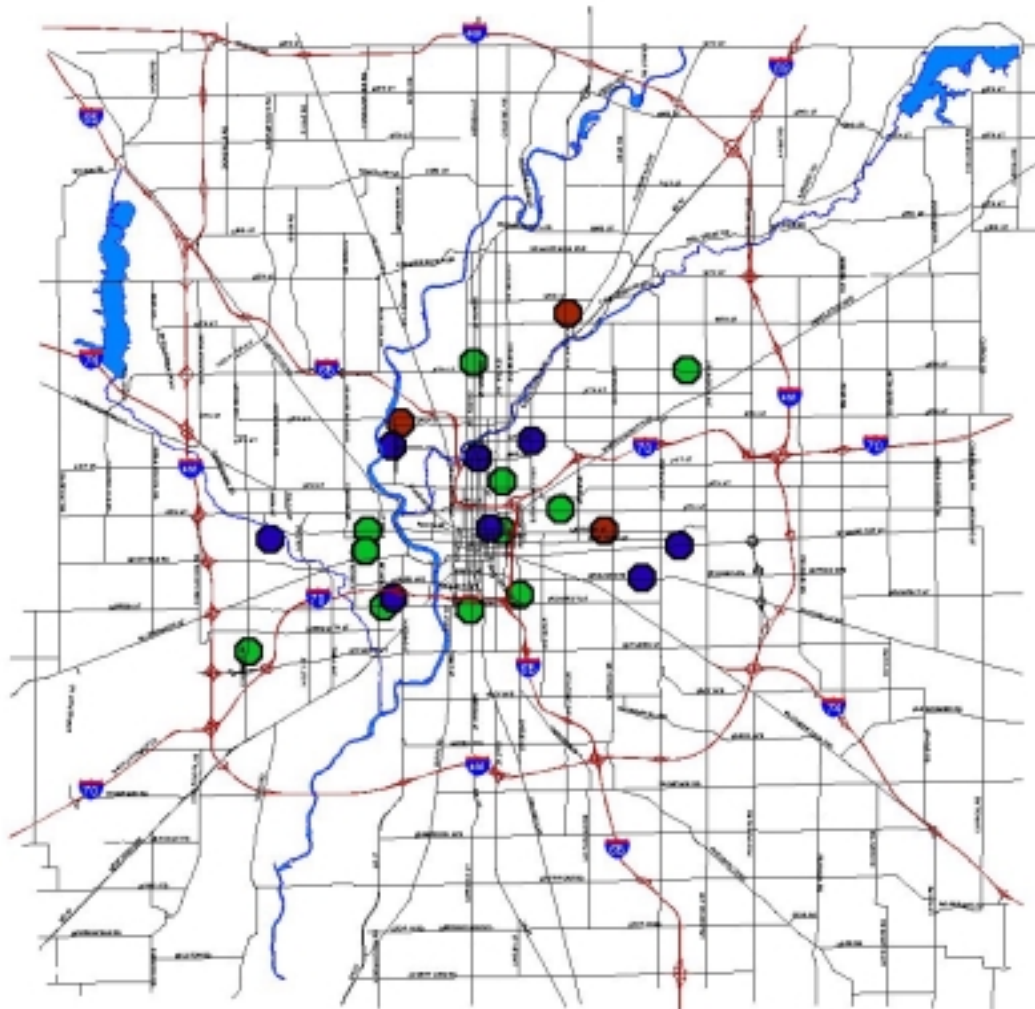


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MAP 5

PUBLIC SERVICES



Public Services

- Job Training
- Senior Services
- Youth Services

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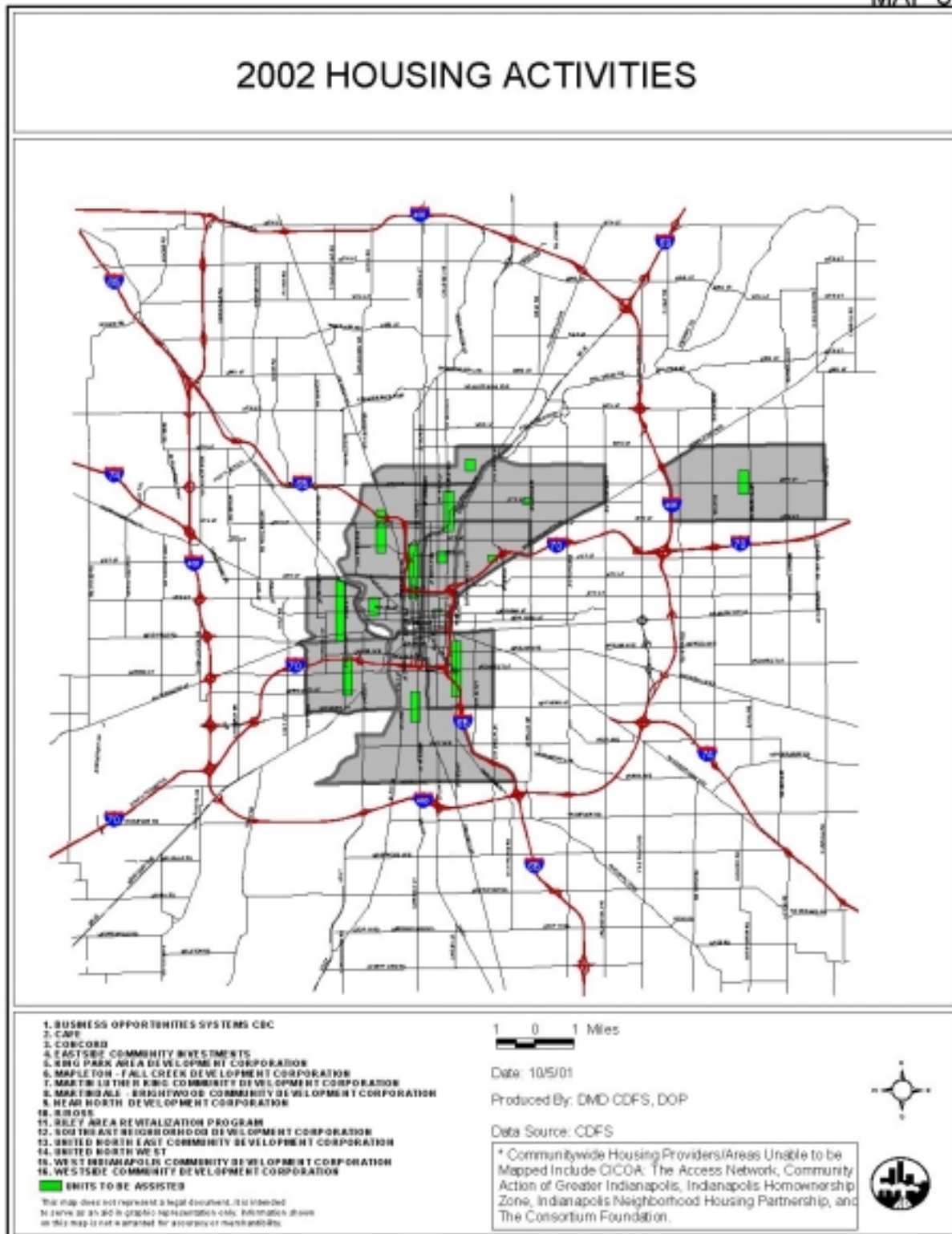


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MAP 6

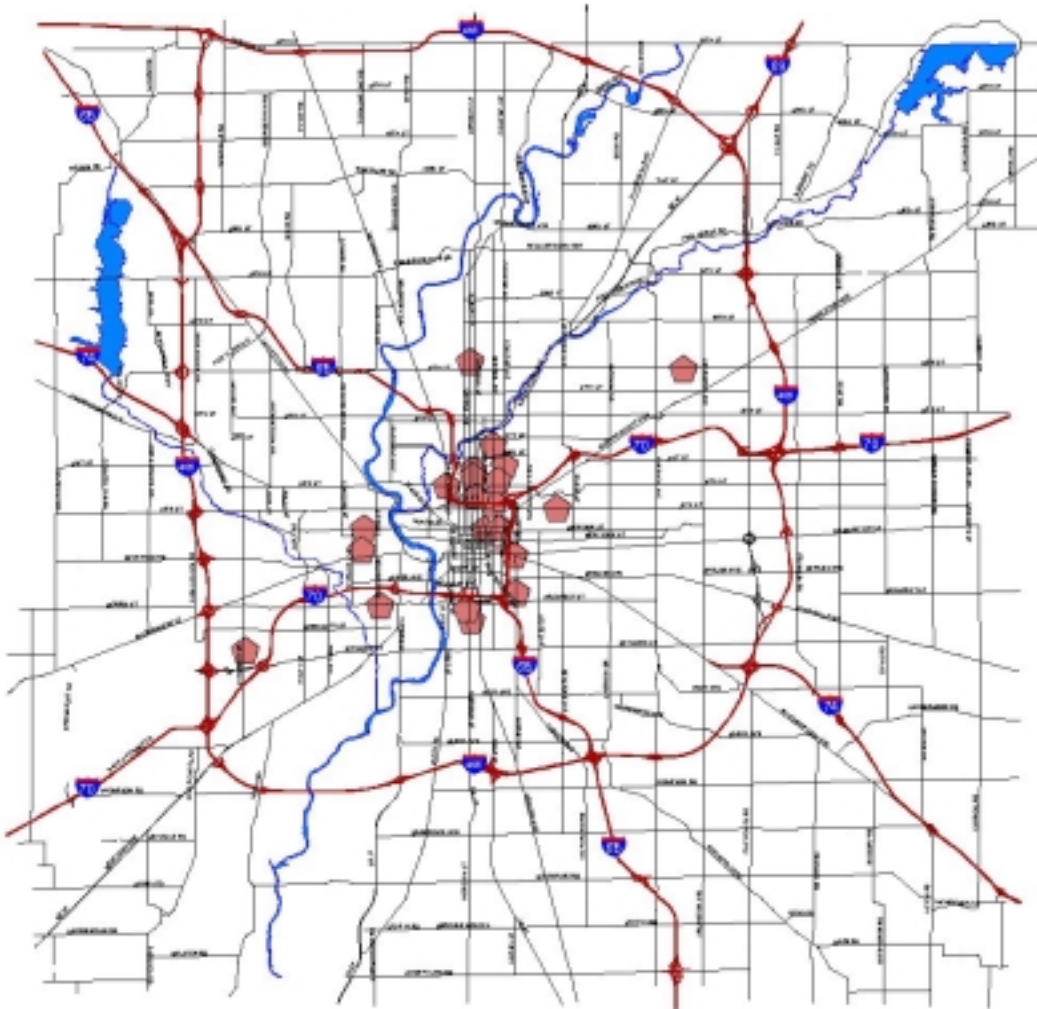


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MAP 7

SPECIAL NEEDS HOUSING AND SERVICE PROVIDERS



Provider Locations

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Data Source: FGRC Recommendations

